

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13507, of the National Press Club Corp., pursuant to Sub-section 8207.2 and Paragraph 8207.11 of the Zoning Regulations, for special exceptions under Paragraph 3308.12 permitting construction of a roof structure not placed in one enclosure and under Sub-section 5307.5 to obtain a bonus floor area ratio, for a variance from the prohibition against permitting an addition to a non-conforming structure which now exceeds the height limitations (Paragraph 7107.21), for a variance from the height limitation requirements (Sub-section 5201.1), and from the court width requirements (Sub-section 5305.1) and Paragraph 7107.22) and the rear yard requirements (Sub-section 5303.1 and Paragraph 7107.22) to permit the renovation of the existing National Press Club Building which is a non-conforming structure, and proposed additions to the building including expansion of the building to the east in the area of a public alley proposed to be closed in a C-5 (PAD) District at the premises 529 14th Street, N.W., (Square 254, Lot 826 and public alley proposed to be closed).

HEARING DATES: June 24 and August 5, 1981

DECISION DATE: September 4, 1981 and August 4, 1982

DISPOSITION: The Board CONDITIONALLY GRANTED the application by a vote of 5-0 (Lindsley Williams, William F. McIntosh, Connie Fortune, Douglas J. Patton and Charles R. Norris to GRANT).

FINAL DATE OF ORDER: November 30, 1981

The Board APPROVED a MODIFICATION of PLANS by a vote of 5-0 (Lindsley Williams, William F. McIntosh, Connie Fortune, Douglas J. Patton and Charles R. Norris)

FINAL DATE OF ORDER: September 24, 1983

ORDER

The subject application was originally granted by the Board subject to the condition that construction be in accordance with plans marked as Exhibit No. 26 of the record. By Order dated September 24, 1982, the Board approved a modification of those plans. By letter dated

August 10, 1983, the applicant requested approval from the Board for a further modification of the plans previously approved by the Board.

The proposed modifications would result in the following changes:

1. The elimination of below grade parking along with the associated ramps and curb cut on 14th Street;
2. An increase of the open court at the west end of the atrium and, therefore, a reduction of floor areas, to retain the atrium's original configuration on the 9th, 10, 11th, and 12th floors;
3. An increase in the floor areas of the first through seventh floors by a reduction of the atrium opening;
4. A reduction in the number of levels where there is a through square connection from three to two, and, thus, a decrease in the area for which bonus incentives are awarded.

Upon consideration of the requested modifications, the prior orders of the Board and the record in the subject application, the Board concludes that the proposed modifications represent a substantial departure from the plans originally approved by the Board and further modify the zoning relief as previously requested and approved. The Board notes that twenty-three months have lapsed since the application was originally heard and approved. Approximately one year has lapsed since the Board approved a modification of the original plans. The Board concludes that such a period of time is too great for the Board to re-examine the application on its original merits. The Board further notes that if the application had been heard under the Rules of Practice and Procedure before the BZA which became effective on August 27, 1982, no modification of plans would be considered after a period of six months from the effective date of the Board's Order had expired.

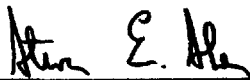
Accordingly, it is ORDERED that the requested MODIFICATION of PLANS is DENIED. If the applicant desires to go forward with the modified plans, it should file a new application before the Board which would be processed in the normal manner.

DECISION DATE: November 2, 1983

VOTE: 5-0 (Lindsley Williams, William F. McIntosh, Carrie Thornhill, Douglas J. Patton and Charles R. Norris to deny).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: DEC 13 1983

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

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